

FILED  
GREENVILLE CO. S. C.  
JAN 31 4 01 PM '83  
DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 27th day of January, 1983, between the Mortgagor, Michael A. Browner and Kate Browner, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

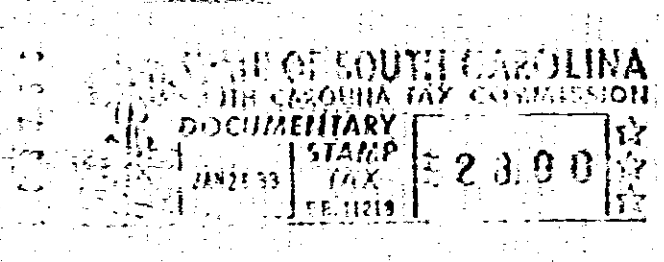
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand and No/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2013;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

ALL that certain piece, parcel or lot of land, with improvements thereon, located, lying and being in the County of Greenville, State of South Carolina on the eastern side of Hunting Hill Circle and being shown and designated as Lot No. 539 of a subdivision known as Sugar Creek, Section Two and according to plat prepared by C. O. Riddle, Surveyor recorded in the R.M.C. Office for Greenville County in Plat Book 8-P at Page 62, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hunting Hill Circle at the joint front corner of Lots Nos. 538 and 539 and running thence with the joint line of said lots S. 58-50 E., 150 feet to an iron pin in the line of Lot No. 550; running thence N. 33-04-33 E., 100.06 feet to an iron pin at the joint rear corner of Lots Nos. 539 and 540; running thence with the joint line of said lots N. 58-50 W., 153.33 feet to an iron pin on the eastern side of Hunting Hill Circle; running thence with the eastern side of said street S. 31-10 W., 100 feet to an iron pin, the point and place of beginning.

This is the same property conveyed to the mortgagors by deed of Cothran & Darby Builders, Inc. recorded January 31, 1983 in the Greenville County RMC Office in Deed Book 1181, Page 630.



which has the address of Hunting Hill Circle Greenville,  
(Street) (City)  
SC 29601 (herein "Property Address");  
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.